

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
October 26, 2022
Meeting begins at 9:00 a.m.
Conference Room A and Zoom Video and Call Conference Meeting

TO ATTEND ON ZOOM: The Shareholder will be provided with instructions on how to access the call via Zoom/telephone upon the Shareholder contacting Mutual Administration and requesting the log-in information. Please submit your information, including your name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com or by calling (562) 431-6586 ext. 313, by no later than 3:00 p.m., the business day before the date of the meeting.

TO PROVIDE COMMENTS DURING MEETING VIA ZOOM: In order to make a comment during the open Shareholder Comments, the Shareholder must (i) notify their designated director of their intent to speak during Shareholder open forum, or (ii) submit their information, including their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, no later than 3:00 p.m. on 10/25/2022, the business day before the date of the meeting.

1. CALL TO ORDER - BOARD ROOM DECORUM
2. SHAREHOLDERS' COMMENTS (4 minutes per shareholder; CFO Giles will time.)
3. ROLL CALL
4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

Carol Levine, GRF Representative
Ryan Quental, Building Inspector
Josh Monroy, Portfolio Specialist
Nancy Duarte, Assistant Portfolio Specialist

5. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of September 28, 2022**
 - b. **Special Meeting Minutes of October 12, 2022 (p.3)**

6. GRF REPRESENTATIVE Carol Levine
7. BUILDING INSPECTOR'S REPORT Ryan Quental
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.4-5)
8. CONSENT CALENDAR Michael Giles
 - a. Discuss and vote to authorize transfers of funds for Mutual Ten (p.6)
9. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles
 - a. Approval of Mutual Monthly Finances (p.7)
10. SECRETARY/ CORRESPONDENCE Elissa Viglietta

11. UNFINISHED BUSINESS

- a. Discuss and vote to ratify adopting Rule 10-7537-1 Shareholder Rules of Conduct (pp.8-9)
- b. Discuss and vote to ratify adopting Rule 10-7538-1 Sign Regulations (pp.10-12)
- c. Discuss and vote to ratify adopting Rule 10-7541-1 Co-Occupants, Qualified Permanent Residents and Permitted Health Care Resident (pp.13-14)
- d. Discuss and vote to ratify amending policy 7557.10 – Permitted Health Care Resident (pp.15-17)

12. NEW BUSINESS

- a. Discuss and vote to authorize mutual attorney to provide a Rule regarding Collections (pp.18-25)
- b. Discuss and vote to approve Mutual 10's Annual Election Date of May 16, 2023 (p.26)
- c. Discuss and vote to ratify resolution dated September 28, 2022 approve Interact Solutions "Master Bulk Service Agreement" pending review and approval by M10 attorney (p.27)
- d. Discuss and vote to rescind Policy 7554 Interview of Applicants for Qualified Permanent Residency/Co-Occupancy (pp.28-29)
- e. Discuss and vote to adopt Procedure 10-7554-3 Orientation of Applicants for Qualified Permanent Resident/Co-Occupant (pp.30-31)

STAFF BREAK BY 11:00 a.m.

13. PORTFOLIO SPECIALIST REPORT

Josh Monroy

14. ANNOUNCEMENTS – DATES TO REMEMBER

- a. **NEXT REGULAR MONTHLY MEETING: Wednesday, November 30, 2022, 9:00 a.m. Location: Administration, Conference Room A and via Zoom Video and Call Conference Meeting**

15. COMMITTEE REPORTS

- a. Physical Property Committee
- b. Landscape Committee
- c. Emergency Information Council

16. DIRECTORS' COMMENTS

17. ADJOURNMENT

18. EXECUTIVE SESSION

- a. Legal Matters
- b. Contracts
- c. Assessments / Delinquencies
- d. Disciplinary Hearings

STAFF WILL LEAVE THE MEETING BY 12:00 p.m.